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City of Paterson
Zoning Board of
Adjustment

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Mayra Torres-Arenas
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, JANUARY 25, 2024
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2023-013 - 7:30P.M.**
Cemal Turkileri
116-132 Genessee Avenue, B# 7009, L(S)# 22

The applicant proposes demolition of an existing (2) two-story multiple-dwelling building (20,000sf.) and proposes to build a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes construction of a new (4) four-story structure to accommodate (43) forty-three residential units. The applicant proposes (37) thirty-seven one-bedroom and (6) six two-bedrooms on the 2nd, 3rd and 4th floors with onsite parking. The applicant proposes a front yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a side yard setback for both sides at 5ft. whereas 30'ft. is required. The applicant proposes a rear yard setback at 7.75'ft. whereas 25'ft. is required. The applicant proposes building height at 45'ft. whereas 35'ft. is permitted. The applicant proposes (4) four-stories whereas (3) three-stories is permitted. The applicant proposes a floor area ratio at 2.66 whereas 1.4 is permitted. The applicant proposes lot coverage at 87.6% whereas 20% is permitted.

Requires Site Plan Approval, Bulk Variances, Use Variance and "D" Variance
-FIRST APPEARANCE, ADJOURNED FROM 11-30-23

- 1. ID# 2019-0008 - 8:00P.M.**
Taylor Five Apartments, LLC
385-391 Totowa Avenue, B# 919, L(S)# 17

The applicant is seeking to add a three floor addition to an existing (3) three-story vacant school for a total of (6) six floors plus basement. The applicant proposes to convert the vacant school into a (61) sixty-one apartment building. The basement will consist of a (2) two-bedroom apartment for the superintendent, utility room, community room and a gym. The first through six floor will contain (10) ten one-bedroom apartments per floor for a total of (60) sixty apartments. The applicant is providing (40) forty parking spaces of the (110) one hundred ten required spaces. There will be (25) twenty-five on-site parking spaces and (15) fifteen parking spaces at 404 Totowa Avenue.

Requires Site Plan Approval, Bulk Variances, Use Variance and "D" Variance
-ADJOURNED FROM 04-07-22, 08-04-22 & CARRIED FROM 11-30-23

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday-Friday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY